

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
June 26, 2023 @ 9:00 a.m.

County Commissioners' Meeting Room - Pennington County Administration Building

Recommendations of the Planning Commission, on certain items from this agenda, will be considered by the Board of Commissioners at their regular meeting on July 5, 2023, at 10:30 a.m. The Planning Commission utilizes Speaker Request Forms, which are available in the Commission Chambers during the meeting.

**If unable to attend the meeting, please submit your comments via e-mail to plz@pennco.org or by mail to the attention of the Pennington County Planning Department, 130 Kansas City St., Ste. 200, Rapid City, SD 57701, or, if appearing by teleconference, contact the Planning Department at 605-394-2186, twenty-four (24) hours prior to the scheduled meeting.

ROLL CALL

1. APPROVAL OF THE JUNE 12, 2023, MINUTES
2. APPROVAL OF THE AGENDA

CONSENT AGENDA

The following items have been placed on the Consent Agenda for action to be taken on all items in accordance with staff's recommendation by a single vote. Any item may be removed from the Consent Agenda, by any Planning Commissioner, staff member, or audience member for separate consideration. The findings of this Planning Commission, on certain items from this agenda, are recommendations to the Pennington County Board of Commissioners who will make the final decision.

3. **CONDITIONAL USE PERMIT REVIEW / CU 13-12:** Donald Johnson. To review a single-wide mobile home to be used as a single-family residence in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 42, Block 4, Green Valley Estates, Section 23, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 13-12 with the applicant's concurrence.

4. **CONDITIONAL USE PERMIT REVIEW / CU 18-14:** All American Sales; Doug Bellinger. To review seasonal retail sales of Class C Fireworks in a Heavy Industrial District in accordance with the Pennington County Zoning Ordinance.

Lots A and B of Tract B of SW1/4 Less Lot H3 of said Lot B, including Lot H2 of Tract B, Section 27, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 18-14 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 22-41:** Ames Construction; Patrick Fairl – Agent. To review a contractor’s storage yard on the subject property for the Wild Springs Solar project in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

E1/2NE1/4, Section 7, T1N, R11E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 22-41 with conditions.

6. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 18-02:** Thomas Skoog. To review the sale of retail and wholesale seasonal fireworks, to review the future construction of a building up to 10,000 square feet for the storage and sales of fireworks, and to review the sale of used vehicles on the subject property in a Planned Unit Development District in accordance with the Pennington County Zoning Ordinance.

Lot C, Trailwood Village Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Minor Planned Unit Development Amendment / PU 18-02 with conditions.

7. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 20-04:** Thomas Skoog. To review the sale of retail and wholesale seasonal fireworks on the subject property in a Planned Unit Development District in accordance with the Pennington County Zoning Ordinance.

Lot 1R of Lot B, Block 16, Trailwood Village Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Minor Planned Unit Development Amendment / PU 20-04 with conditions.

END OF CONSENT AGENDA

8. **ROAD NAMING:** Randall Peregrine. To name a 66-foot-wide access and utility easement providing access to properties located in Section 9, T1N, R6E, BHM, Pennington County, South Dakota, to Panther Lane.
9. **ROAD NAMING:** HWY 79, LLC; Patrick Hall. To name an existing 66-foot-wide private access easement providing access to properties located in Sections 32 and 33, T1N, R8E, BHM, Pennington County, South Dakota, to Fred Morris Lane.

10. CONDITIONAL USE PERMIT / CU 23-21: Trinity Trust; Jeff Hoover - Agent. To live in an existing garage/shop building while remodeling an existing single-family residence in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 8, Block 3, Dead Broke Subdivision, Section 1, T2S, R4E, BHM, Pennington County, South Dakota.

11. MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 23-07: Black Elk Resort, LLC; Daniel Roth. To amend an existing Planned Unit Development to allow an additional Recreational Vehicle site on the subject property in accordance with the Pennington County Zoning Ordinance.

Lot 1, Whispering Wind Subdivision, Section 27, T1S, R5E, BHM, Pennington County, South Dakota.

12. CONDITIONAL USE PERMIT / CU 23-20: David and Angela Roland. To allow a Bed and Breakfast in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 3A, Hill City Heights Subdivision, Section 30, T1S, R5E, BHM, Pennington County, South Dakota.

13. TELECOMMUNICATIONS FACILITY PERMIT / TC 23-02: ANCO Developments, LLC. To allow self-supporting telecommunications tower and equipment shelter on the subject property in a Planned Unit Development District in accordance with the Pennington County Zoning Ordinance.

Lot 7, Walker Placer MS 551, Section 12, T2S, R4E, BHM, Pennington County, South Dakota.

14. COMPREHENSIVE PLAN AMENDMENT / CA 23-06: Adam Weaver / Sharon Holte Weaver; Sarah Tschetter - Agent. To amend the Comprehensive Plan to change the Future Land Use from Rural Residential District to Low Density Residential District in accordance with the Pennington County Zoning Ordinance.

The subject property is located on the following metes and bounds description: Commencing at the Southeast Corner of Lot 4 of Strato Rim Estates located in Gov't Lot 4 and the SE1/4 of the SW1/4 of Section 7, Township 1 South, Range 7 East of the Black Hills Meridian, which is the POINT OF BEGINNING, POINT NO 1; Thence N 89°15'32" W - a distance of 580.00 feet to Point No. 2 which is the TRUE POINT OF BEGINNING, Thence N 30°14'44" E - a distance of 172.33 feet to Point No. 3; Thence S 89°15'32" E - a distance of 173.89 feet to Point No. 4; Thence S 00°44'28" W - a distance of 149.98 feet to Point No. 5; Thence N 89°15'32" W - a distance of 258.76 feet to the TRUE POINT OF BEGINNING, Point No. 2; Containing 0.740 Acres "more or less", located in Gov't Lot 4 and SE1/4 of SW1/4 of Section 7, T1S, R7E, BHM, Pennington County, South Dakota.

(Continued from the June 12, 2023, Planning Commission meeting.)

15. REZONE / RZ 23-09: Adam Weaver / Sharon Holte Weaver; Sarah Tschetter - Agent. To rezone 0.74 acre from Rural Residential District to Low Density Residential District in accordance with the Pennington County Zoning Ordinance.

The subject property is located on the following metes and bounds description: Commencing at the Southeast Corner of Lot 4 of Strato Rim Estates located in Gov't Lot 4 and the SE1/4 of the SW1/4 of Section 7, Township 1 South, Range 7 East of the Black Hills Meridian, which is the POINT OF BEGINNING, POINT NO 1; Thence N 89°15'32" W - a distance of 580.00 feet to Point No. 2 which is the TRUE POINT OF BEGINNING, Thence N 30°14'44" E - a distance of 172.33 feet to Point No. 3; Thence S 89°15'32" E - a distance of 173.89 feet to Point No. 4; Thence S 00°44'28" W - a distance of 149.98 feet to Point No. 5; Thence N 89°15'32" W - a distance of 258.76 feet to the TRUE POINT OF BEGINNING, Point No. 2; Containing 0.740 Acres "more or less", located in Gov't Lot 4 and SE1/4 of SW1/4 of Section 7, T1S, R7E, BHM, Pennington County, South Dakota

(Continued from the June 12, 2023, Planning Commission meeting.)

16. TELECOMMUNICATIONS FACILITY PERMIT / TC 23-01: Pennington County Fire Department / Pennington County Highway Department. To allow a self-supporting public safety radio tower and equipment shelter on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot WR-1, West River Rural Water Subdivision, Section 28, T3N, R16E, BHM, Pennington County, South Dakota.

17. ORDINANCE AMENDMENT / OA 23-09: Pennington County. To amend Section 103 Definitions [to amend and supersede the existing Section 103 Definitions] of the Pennington County Zoning Ordinance.

(Continued from the June 12, 2023, Planning Commission meeting.)

18. ORDINANCE AMENDMENT / OA 23-10: Pennington County. To amend Section 900 "Road Improvements and Design Standards" [to amend and supersede the existing Section 900 "Road Improvements and Design Standards"] of the Pennington County Subdivision Regulations.

19. ORDINANCE AMENDMENT / OA 23-11: Pennington County. To amend Section 511 "Fees" [to amend and supersede the existing Section 511 "Fees"] of the Pennington County Zoning Ordinance.

20. ORDINANCE AMENDMENT / OA 23-01: Pennington County. To amend Section 319 Vacation Home Rental [to amend and supersede the existing Section 319 Vacation Home Rental] of the Pennington County Zoning Ordinance.

(Continued from the May 22, 2023, Planning Commission meeting.)

21. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the June 12, 2023, Planning Commission meeting with the exception of: Comprehensive Plan Amendment 23-05 and Rezone 23-08 - Pink Cabin, LLC. These items were continued to the July 5, 2023, Board meeting at the request of the applicant.

22. ITEMS FROM THE PUBLIC

23. ITEMS FROM THE STAFF

24. ITEMS FROM THE MEMBERSHIP

25. ADJOURNMENT

ADA Compliance: Pennington County fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend this public meeting and are in need of special accommodations, please notify the Planning Department so that appropriate auxiliary aids and services are available.